

Private Beachfront Property  
Best Management Information



- City's Role

- To maintain the public beach and dune to the extent possible. The beach/dune system is a public resource and important infrastructure for the City providing recreational, economic, storm protection, and environmental benefits.
- The City is restoring nine (9) deteriorated timber groins located between 8<sup>th</sup> St. E. and the Washout in an effort to retain nourished sand longer and restore the beach and dune system. Maintaining a dune northeast of the Washout has proven difficult due to high erosion rates.



- The City is also maintaining City-owned property behind the Perpetual Easement Line (PEL) to meet the requirements of Ordinance 151-23.
- If the public beach and dune system requires maintenance, please contact the City (see below).

- Property Owner's Role

- Improve your beachfront property to create a seamless connection between the public beach and private property.
- Provide additional storm protection benefits to your property by:
  - Building or repairing the existing seawall or revetment: Most beachfront properties on Folly Beach have a seawall or revetment in place, but some are in disrepair. Seawall construction requires a City permit and must meet the requirements of Code of Ordinance 151-23.
  - Haul in sand to elevate the private property to the level of the public restored beach, or to build a protective dune.
  - Restore the dune system by installing sand fencing (in a V-pattern with V's opening to the ocean) and/or native dune vegetation such as bitter panicum (panic grass) and sea oats. Sand fencing helps trap wind-blown sand. Dune vegetation does too; it offers the additional benefit of a complex root system that helps to naturally stabilize the dune.
- An ideal level of protection could include all three: a seawall buried under a restored beach/dune system with native vegetation. This type of "redundant" protection has proven to be effective during recent hurricanes, for example during Hurricane Sandy in the northeast.

## Public/Private Property Line

- The following photo illustrates the difference between the public beach and private land:



In this photo taken after the last renourishment, the public beach was renourished by the federal contractor but no sand was placed on private land. The static boundary between public and private land is the red line. It is known as the Perpetual Easement Line (PEL). The above scenario compromises the integrity of the federal beach project; thus, the U.S. Army Corps of Engineers (USACE) requires that land behind the line is maintained. City Ordinance 31-17 was adopted in response to this USACE mandate. Private property owners are encouraged to follow the guidelines outlined herein to avoid this scenario.

## Creating Redundant Storm Protection on Private Beachfront Property

- Building or repairing a Seawall
  - City building permits are required
  - For more info: <http://www.cityoffollybeach.com/city-departments-services/building-planning-and-business-licenses/building-permits-and-inspections/>
- Purchasing beach-compatible sand
  - In conjunction with the 2018 beach renourishment project, property owners may purchase sand to address erosion on the seaward side of beachfront lots.
  - Property owners of beachfront lots that require sand to be placed will be notified 60 days prior to beach nourishment construction. A volume requirement and estimated cost will be provided.
  - For more information, please contact the City.
- Dune Restoration
  - Following the 2018 beach renourishment project, the City will be rehabilitating the dunes on the public beach between 8<sup>th</sup> and 14<sup>th</sup> St. E. There is not sufficient space on the public beach northeast of 14<sup>th</sup> St. E. to warrant public dune rehabilitation at this time.
  - If private beachfront property owners wish to participate in this effort, please contact the City.
  - If property owners wish to restore their dune system, sand, sand fencing, and native dune vegetation may be installed by the owners. Sea oats or bitter panicum may be purchased from local growers.
  - Plant native dune vegetation in spring and early summer.
  - Additional information on dune building from SCDHEC-OCRM is available here: [http://www.scdhec.gov/HomeAndEnvironment/Docs/dunes\\_howto.pdf](http://www.scdhec.gov/HomeAndEnvironment/Docs/dunes_howto.pdf)
    - Please note that American Beachgrass is not recommended for Folly Beach.
  - For more information, please contact the City.

Contact the City of Folly Beach for more information: Katherine Eich, [keich@cityoffollybeach.com](mailto:keich@cityoffollybeach.com), (843) 513-1831